



Summer 1996 Volume One Number One

The Lead Post

Office of Lead Hazard Control * 451 7th Street, S.W. * Room B-133 * Washington, DC 20410

Moving Towards a Lead-Safe Environment for America's Children

"It's a viable alternative."

That's what Joe Jones thinks of the HUD funded Lead Abatement Grant and the opportunities it provides many young men in the Sandtown-Winchester/Harlem Park and Middle East neighborhoods of Baltimore. It provides them a viable alternative to the quick-fix solutions that the streets of Baltimore offer -- drugs, guns, crime and prison.

Jones is the Director of the Baltimore City Healthy Start Men's Services Program. Established in June 1993, the program is an outgrowth of Healthy Start, the city's federally-funded assault on Baltimore's high infant mortality rate.

The Men's Services Program prepares the young men for one of the biggest challenges of their lives -- fatherhood.

The Lead Abatement Program Serves as a "Lifeboat" for Many Young Men in Baltimore

by Dolline Hatchett

Ten counselors give the 170 men who are currently in the program support, encouragement, child-rearing classes and educational training, as well as assistance in substance abuse counseling and family planning.

And most importantly, so that the fathers will be able to provide for their young families, they provide a direct link for job placement through the lead abatement grant.

The Lead Abatement Grant and Men's Services

The Baltimore City Health Department has been the recipient of two rounds of funding from the U.S. Department of Housing and Urban Development's Office of Lead Hazard Control to control lead paint hazards in the inner-city neighborhoods of Baltimore.

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Name Change

As you may have noticed, the Office of Lead-Based Paint Abatement and Poisoning Prevention has changed its name to the Office of Lead Hazard Control. This name change more accurately reflects our work with helping to prevent childhood lead poisoning from all sources of lead, not just lead-based paint.

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From the Director's Chair...

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HUD's lead-based paint program and that's what this newsletter is all about. In this first issue of the Lead Post, we explore the ways local governments are using HUD funds to prevent childhood lead poisoning without driving up the cost of affordable housing. Whether it's a job training, family-building program like Healthy Start in Baltimore or a new mortgage equity-qualifying concept for first-time home buyers in Manchester, Connecticut, communities across the country are coming to grips with lead poisoning prevention in new ways. These are inspiring stories--stories that show complicated problems like lead poisoning do have solutions. That's good news for our children, but far too often it remains a little-known fact. **The Lead Post** is about spreading the news.

HUD is doing its part to help. We have adopted a more flexible approach that permits local grantees and private owners to decide the right choice for their houses: short-term inexpensive exposure control methods that demand long-term heightened property management practices, or more expensive, but "permanent" abatement solutions. Whatever the decision, we have focused our attention on identifying and controlling **hazards** using scientifically-tested techniques and quality control systems to ensure children are protected. That's also why I have recently changed our name from the Office of Lead-Based Paint Abatement and Poisoning Prevention (OLBPAPP) to the Office of Lead Hazard Control. Besides being easier to say in a single breath, the new name better articulates our broader mission. We are concerned with the key exposure pathways of lead-contaminated dust and soil, not only lead-based paint, and we are providing a broader menu of hazard control choices, not just "abatement."

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The Lead Post

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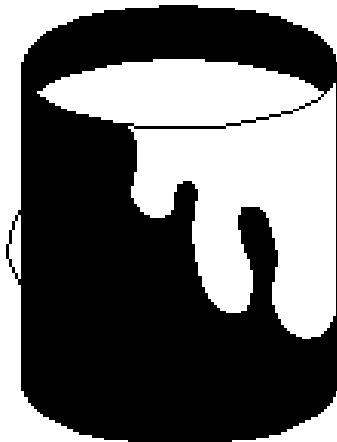
Grantee Spotlight

The Manchester Connecticut Lead Abatement Project

by Sue Heller, Project Administrator, Lead Abatement Project

Manchester, Connecticut, is a good candidate for lead abatement assistance. A large percentage of its housing is at risk for lead poisoning. In fact, about 85% of the housing in the low-income, downtown residential areas was built before 1978 before paint was finally prohibited for interior and exterior residential use.

In the Spring of 1996, using HUD grant funds and matching town monies, the Manchester



Lead Abatement Project (LAP) designed a program to do lead hazard abatement, community education, economic development and to encourage community investment. Successful applicants are offered grants from Title

X and from Community Development Block Grant Funds (CDBG) to do lead abatement and to correct code violations.

This has reaped substantial rewards. Approximately 94 dwelling units in 36 structures have been accepted into the program and 78 dwelling units are now in the process of having lead hazards abated.

Two dwelling units have already passed clearance and 43 local general construction contractors have applied to LAP to do hazard abatement work in town. In addition, 25 construction workers and supervisors have been successfully trained for State certification.

Enthusiasm by applicants can be attributed to many reasons. First, the project has been initiated and sustained by "top level" commitment. Mayor Steven Cassano and Town Manager Richard Sartor have supported project activities, publicizing LAP at every opportunity. Numerous public presentations and television spots have been used to both inform and educate the public about the LAP.

See Grantee, page 12

The U.S. Department of Housing and Urban Development (HUD) operates the Lead-Based Paint Hazard Control Grant Program established by Title X of the Housing and Community Development Act of 1992, also known as the Residential Lead-Based Paint Hazard Reduction Act. The primary purpose of the lead program is to reduce the exposure of young children to lead-based paint hazards in their homes.

Since 1993, \$279 million has been awarded to 56 grantees in 23 States to stimulate the development of cost-effective lead hazard control techniques using a trained and certified workforce.

The Lead Post will periodically highlight a grantee which has made great strides in this area.

New Lead Disclosure Rule To Take Effect This

Fall

The Lead Disclosure Rule which was jointly published by the U.S. Department of Housing and Urban Development (HUD) and the Environmental Protection Agency (EPA) will take effect on September 6, 1996, for owners of more than four dwelling units. The rule will not impact property owners with less than four dwelling units until December 6, 1996.



The purpose of the rule, which was mandated by the Residential Lead-Based Paint Reduction Act

of 1992 (Title X of the Housing and Community Development Act of 1992), is to ensure that parents have the information they need to protect their children from lead-based paint hazards that may exist in their dwellings.

Extent of Unsafe Levels

More than 1.7 million American children have unsafe blood lead levels, making lead poisoning the number one environmental health hazard for children under the age of six.

Most of those children are poisoned from deteriorated paint and contaminated dust and soil.

Highly dangerous to humans, especially children, lead poisoning can result in reduced intelligence, behavioral problems, and learning disabilities.

Lead-based paint was used in approximately 64 million dwellings before it was banned in 1978. However, common sense procedures used when performing routine maintenance or home renovations can significantly reduce the risk of lead poisoning.

Highlights of the Rule

Section 1018 of the 1992 Housing and Community Development Act required HUD and EPA to issue joint regulations requiring owners to disclose information concerning lead-based paint and its associated hazards before the sale or lease of most pre-1978 houses. In addition, owners have to provide prospective buyers with a copy of a pamphlet developed by HUD, EPA and the Consumer Product Safety Commission (CPSC).

See Disclosure Rule, page 9

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Lead Tips

Did You Know...

- Many homes built before 1978 have lead-based paint. The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier.
- Lead-based paint that is in good condition is usually not a hazard.
- Peeling, chipping, chalking, or cracking lead-based paint is a hazard and needs immediate attention.
- Lead dust can form when lead-based paint is dry scraped, dry sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled dust can reenter the air when people vacuum, sweep, or walk through it. Contaminated bare soil can also increase dust lead levels.

THE LEAD OFFICE

WEB SITE

The Lead Office is now on the Internet to bring you the latest information on lead abatement and poisoning prevention.

Established to respond to the growing interest of information on lead, the web site covers several program areas such as training development, outreach activities, the hazard control grant program and research and guideline development.

In addition, the Home Page creates a comprehensive site for lead-based paint information where the most current and accurate information can be accessed and downloaded, which in turn can be printed and distributed to specific target groups. It will also facilitate outreach efforts by making an important form of electronic information transfer available to the public.

Visit the site at <http://www.hud.gov/lea/leahome.html>

WHO'S WHO AT THE HUD OFFICE OF LEAD HAZARD CONTROL?

The following is a list of contacts at the Office of Lead Hazard Control. Feel free to call if you have any questions in the following areas:

Grants Program

Ellis Goldman

(202) 755-1785 ext. 112

Technical Studies and Regulations Development

Steve Weitz

(202) 755-1785 ext. 106

Training and Technical Assistance

Carolyn Newton

(202) 755-1785 ext. 125

Community Outreach

Dolline Hatchett

(202) 755-1785 ext. 114

Proposed Rule Constitutes a Major Revision of Lead-Based Paint Regulations

HUD published a proposed rule in the Federal Register on June 7, 1996, that will constitute a major revision of the Department's lead-based paint regulations. The rule will help protect children living in federally-assisted and federally-owned housing from lead exposure. The rule will also implement sections 1012 and 1013 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, (Title X of the Housing and Community Development Act of 1992) and will help ensure that federally-assisted housing is made lead-safe. These sections of the law set forth significant new requirements concerning lead-based paint hazard notification, evaluation, and reduction for federally-owned residential property and housing receiving Federal assistance. And for the first time, HUD's lead-based paint requirements for all Federal programs will be consolidated in one place in the Code of Federal Regulations.

The regulation is divided in two parts. The first tailors lead-based paint requirements for all HUD programs, as well as residential programs of other Federal agencies based on each program's needs and operations. The other part explains how to perform lead-based paint hazard evaluation and reduction activities, such as risk assessment and interim controls, based on recent scientific studies of how lead-based paint causes lead poisoning and the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.

Copies of the guidelines can be downloaded from the Office of Lead Hazard Control's Home Page at <http://www.hud.gov/lea/leahome.html>.

On June 25, 1996, the Office of Lead Hazard Control gave a satellite briefing to explain the requirements of the proposed regulations. This briefing is available on video and can be ordered by calling HUD USER at 1-800-245-2691.



Send Your Stories In

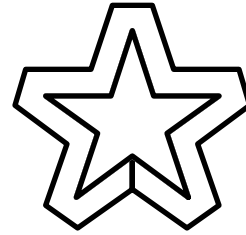
The Lead Post needs good success stories in the areas of lead abatement and poisoning prevention. Please mail stories on a diskette with any accompanying photos to Dolline Hatchett, Community Outreach Officer, U.S. Department of Housing and Urban Development, 451 Seventh Street, S.W., B-133, Washington, DC 20410. Photos will not be returned. Deadline for story submissions:

Fall issue: Deadline - October 28, 1996

Winter Issue: Deadline - January 27, 1997

Spring Issue: Deadline - April 28, 1997

Lead Stars



Carolyn Newton

Carolyn Newton is the Training and Technical Assistance Manager for the Department of Housing and Urban

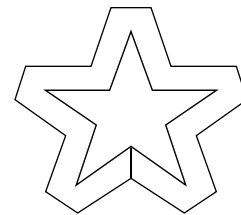
Development, Office of Lead Hazard Control, in Washington, D.C. She provides training, technical assistance and guidance to HUD program field offices and others regarding various program requirements. Although she has worked in the Lead Hazard Control Office for only 10 months, she has worked in the lead field for more than 27 years.

"Most of my career has been in lead-based paint and poisoning prevention. I think we owe it to our children to provide them with a lead-safe environment," said Newton.

Carolyn also wears another hat within the department. In addition to her training and technical assistance duties, she assists the Office of Public and Indian Housing by advising them on their lead policies and the best ways of implementing them.

"What I really want property owners and managers to know is that this lead issue is not overwhelming. It is something that can be dealt with and it is my job to see that every question regarding lead hazard control gets answered. That's why I am here."

Carolyn Newton resides in Mitchellville, Maryland with her husband. She has three grown children.



If you know someone who is a hard worker in the area of lead abatement and poisoning prevention, please send their biographical information along with a small photo to us. We know there are a lot of you out there and we would like to hear from you.

Baltimore, continued from page 1

Together, the grants have provided approximately \$12 million in funding. Because of this, 1,000 houses will be treated, reducing the risks of young children being poisoned by lead.

One of the most significant goals in the Health Department's implementation of the project is to help economically disadvantaged males gain employment. This is achieved, in part, through the Men's Services Program.

After a rigorous screening and pre-employment physical, these young fathers are linked with experienced abatement contractors who have work set aside in lead abatement and lead hazard reduction. By deliberately setting aside large numbers of houses in support of the Men's Services Program, the project is able to guarantee steady work for up to two years.

"With support from the lead grant, we have put together a program that energizes young men who would otherwise have no hope of gaining employment to be able to provide for their families," said Walter Jackson. Jackson is one of ten counselors who goes door-to-door convincing young men to put down a life of crime and drugs and grab on to a life where there is hope and self-empowerment.

These young men, who have made mistakes in the past, cannot be denied the chance to earn an honest living to provide for their families. The lead grant that we receive from HUD provides them with that opportunity, said Jackson.

A Healthy Start

"The children are getting a different view of the world." That's how Imani Williams sees it. Williams is also a counselor who has been with the program for several years.

"This program has guys who once sold drugs on the corner now going in the neighborhoods working for a living -- abating homes," said Williams, "and the children see this turnaround."

As a matter of fact, children are largely the reason for most men in the Men's Service Program wanting to turn their lives around. This includes men like Myron Turner, the father of five daughters ranging from 4 months to 5 years old.

Turner was not the most optimistic person when he first came to Healthy Start. He went from making \$250 a day selling crack cocaine to \$8 an hour working in the lead abatement program in the Sandtown-Winchester neighborhood of Baltimore.

"It's all been worth it," said Turner. "I'm going to take my G.E.D. test and continue working to provide for my family."

Clearly, the services provided by Healthy Start and the Lead Abatement Grant Programs open doors which have been shut for far too long -- serving as a lifeboat to many who were drowning in a life of crime, drugs and despair. But it's more far reaching than that. There's no way you can measure the self-esteem and confidence booster provided by your G.E.D. diploma. There's no way you can put in words the way you feel when you know someone cares about you -- even if you don't care about yourself. And there's no way you can describe how good it feels to earn a honest living and be able to provide shelter, food and clothing for your family.

As Turner put the finishing touches of paint on a home that had just been abated he looked at me and said, "I'm glad that someone finally realized that we didn't want a hand out. We just needed a hand up."

Disclosure Rule,

continued from page 4

The pamphlet contains practical, low cost tips on identifying and controlling lead-based paint hazards. Other parts of the rule affecting property owners:

1) Sellers and landlords will be required to disclose any known lead-based paint hazards in single-family homes or apartments. This means they must give prospective buyers or tenants any reports that are available from tests performed before sale or lease. When the disclosure process occurs, owners or landlords must provide the information and complete the disclosure portions of the sales contract or lease before the prospective buyer or renter becomes obligated under a contract.

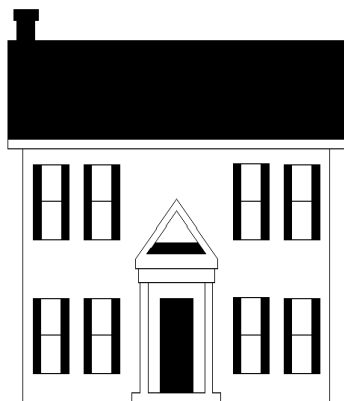
2) Buyers of homes must be offered a 10 day period in which to conduct a paint inspection or risk assessment, if they wish, at their own expense. However, the number of days can be changed by mutual consent.

3) Sales contracts and lease agreements must include certain disclosure and acknowledgement language.

4) Sellers, landlords, and real estate agents will all share responsibility for compliance.

The rule marks a new type of regulation that combines government action with personal responsibility. For instance, the rule does not require any owner to get an inspection for lead-based paint or to control any lead-based paint hazards. Instead, it makes available the information needed by consumers to make rational choices, and relies on informed consumers and private market forces to help reduce childhood lead poisoning.

HUD Addresses the Exposure Hazard From Lead in Imported Miniblinds



HUD has issued guidance to program offices on addressing the potential exposure hazard from lead in imported, non-glossy, vinyl miniblinds. This is in response to the recent Consumer Product Safety Commission (CPSC) announcement, and provides recommended work practices to be followed when removing the blinds from residential units.



CALENDAR OF EVENTS

September 16-17, 1996
Lead Northeast '96
Newark, New Jersey
Contact: Kim Levi
(301) 924-0804

September 27, 1996
Lead Prevent '96
New York City
Department of Health
New York, New York
Contact: Ernesto Hinojos
(212) 442-1821

October 7-9, 1996
Lead Tech '96
IAQ Publications
Washington, D.C.
Contact: Jane Forsythe
(301) 913-0115

October 17-18, 1996
Protecting Children from
Environmental Hazards
Penn State
Contact: Gina Chorober
(814) 865-7679

NOTICE

The Office has drafted a Notice of Funding Availability (NOFA), for research to improve the evaluation and control of residential lead-based paint hazards. The NOFA will likely be published in the Federal Register in October or November, 1996. HUD anticipates awarding approximately \$2.5 million on a competitive basis as research grants or cooperative agreements. The research findings will be used to update the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, and are expected to increase the efficacy and cost-effectiveness of residential lead hazard evaluation and control.



The Lead Post

The Lead Post has been developed as part of the community outreach program for the HUD Office of Lead Hazard Control. The goal in developing this publication is to create a medium for facilitating communication between HUD grantees, as well as local, state and Federal entities involved in lead-based paint activities. In addition, this publication combined with the Web site will create an additional level of resources available to the public regarding this most important issue. We hope you find **The Lead Post** to be informative and we encourage your input.

Director,

continued from page 2

This issue of the Lead Post also contains stories on other HUD initiatives. Together with EPA, we have created a notification system that ensures parents get the dwelling-specific information they need to protect their children. We are consolidating and streamlining our existing lead paint regulations. And we have a new Internet web site serving the public, grantees, and lead hazard control industry professionals.

But most of all, this newsletter is about the future--about the millions of children who will **not** be poisoned by lead hazards in their homes because of the actions we take today and in the years ahead.

In 1991, the Centers for Disease Control showed that 1.7 million children have too much lead in their bodies.

This past year, HUD showed that we could save \$1 billion/year by controlling lead hazards in the federally-assisted housing stock alone. By working together in new partnerships--with local and state governments, with non-profit organizations, with trade associations, with industry professionals, and with parents, we can sustain the affordability of the 64 million homes with lead-based paint. And together we can move toward a lead-safe environment for all of America's children.

Grantee,

continued from page 3

Secondly, shortly after the LAP began to do hazard abatement activities, a Citizen's Advisory Group (CAG) was formed to open dialogue and initiate feedback on policies, procedures and public opinion. Since that time, the CAG has evolved into a rich source of referral information.

The LAP also aims to achieve community development objectives while meeting lead abatement needs. As part of its community development mandate, the LAP encourages home ownership by helping residents secure mortgages, loans, and refinancing. In one case, a prospective home owner with 3 toddlers was assisted with a home purchase by having the grant count toward equity in the mortgage negotiation.

Because of community outreach and education efforts by the LAP, owner/occupants are now able to include LAP funds as part of mortgage qualifications.

An owner's contribution to lead abatement can now be underwritten which is an important step toward including lead hazard control work into normal housing transactions.

These are just a few of the things that the Manchester, Connecticut LAP is doing with the grant they received from the Lead-Based Paint Hazard Control Grant Program. Hopefully, their efforts will bring us a step closer to achieving a lead-safe environment for America's children.